

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF COSTA MESA
77 FAIR DRIVE
COSTA MESA, CA 92626
Attn: City Clerk

THE UNDERSIGNED DECLARES DOCUMENTARY TRANSFER
TAX IS NONE.
GOVERNMENTAL AGENCY EXEMPT - CITY OF COSTA MESA.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, C. J. SEGERSTROM & SONS, a California general partnership, as to an undivided 46.498% interest, HENRY T. SEGERSTROM PROPERTIES LLC, a California limited liability company, as to an undivided 27.492% interest, and RUTH ANN MORIARTY PROPERTIES LLC, a California limited liability company, as to an undivided 26.010% interest (collectively, "Grantor"), hereby grant and convey to the CITY OF COSTA MESA, a general law city, a perpetual easement and right-of-way for street purposes in, on, under, across and through that certain real property and all improvements located thereon, situated in the City of Costa Mesa, County of Orange, State of California described on Exhibit A attached hereto and depicted on Exhibit B attached hereto.

The City of Costa Mesa shall indemnify, defend and hold harmless Grantor and their respective successors and assigns from and against all claims, liabilities, damages, injuries and costs (including reasonable attorneys' fees) arising from or related to use of such easement or right-of-way.

IN WITNESS WHEREOF, Grantor has executed this Easement Deed as of July 5, 2007.

C.J. SEGERSTROM & SONS, a California
general partnership

By Henry T. Segerstrom Management LLC,
a California limited liability company,
Manager

By Henry T. Segerstrom Manager

By HTS Management Co., Inc., a California
corporation, Manager

By Andrew A. Daniel

Title: Sr. Vice President

HENRY T. SEGERSTROM PROPERTIES
LLC, a California limited liability company

By Henry T. Segerstrom Management LLC,
a California limited liability company,
Manager

By Henry T. Segerstrom Manager

Approved as to Form.

By J. W. Daniels

RUTH ANN MORIARATY PROPERTIES
LLC, a California limited liability company

By Ruth Ann Moriarty Manager

The foregoing conveyance is hereby accepted by the City of Costa Mesa, a general law
city.

CITY OF COSTA MESA

By _____
Mayor of the City of Costa Mesa

ATTEST:

City Clerk, City of Costa Mesa

APPROVED AS TO FORM:

City Attorney, City of Costa Mesa

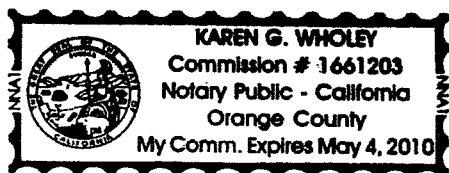
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)

ss

County of Orange)

On June 29, 2007 before me, Karen G. Wholey, Notary Public, personally appeared **Henry T. Segerstrom**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

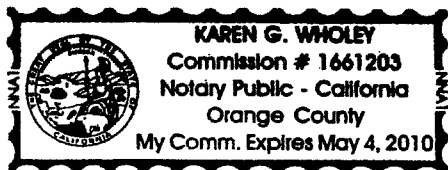
A handwritten signature of Karen G. Wholey in cursive script, written over a horizontal line.

State of California)

ss

County of Orange)

On June 29, 2007 before me, Karen G. Wholey, Notary Public, personally appeared **Henry T. Segerstrom**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

A handwritten signature of Karen G. Wholey in cursive script, written over a horizontal line.

OPTIONAL

CAPACITY CLAIMED BY SIGNERS Partners: ☐ Limited ☐ General ☒ Managing

Signers are representing: C.J. Segerstrom & Sons, by Henry T. Segerstrom Management LLC and Henry T. Segerstrom Properties LLC, Henry T. Segerstrom Management LLC

DESCRIPTION OF ATTACHED DOCUMENT

Title or type of document: _____
Number of pages: _____ (excluding loose certificates) Date of document: _____
Signer(s) other than named above: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)

SS

County of Orange)

On July 3, 2007 before me, Karen G. Wholey, Notary Public, personally appeared **Sandra S. Daniels**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



A handwritten signature in cursive script, appearing to read "Karen G. Wholey", written over a horizontal line.

OPTIONAL

CAPACITY CLAIMED BY SIGNERS Partners: ☐ Limited ☐ General ☒ Managing

Signers are representing: HTS Management Co., Inc.

DESCRIPTION OF ATTACHED DOCUMENT

Title or type of document: _____

Number of pages: _____ (excluding loose certificates) Date of document: _____

Signer(s) other than named above:

State of California)
County of Orange) ss

BLAYNE LINTON
Commission # 1677920
Notary Public - California
Orange County
My Comm. Expires 11/23/2018

Gayne Linton

☐ Individual(s)

☐ Corporate Officer(s)
Title: _____

☐ Partner(s) ☐ Limited
☐ General

☐ Attorney-In-Fact

☐ Trustee(s)

☐ Guardian/Conservator

☐ Other: _____

Signers other than named above:

Ruth Ann Moriarty Properties LLC

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

In the City of Costa Mesa, County of Orange, State of California being that portion of the land described in the document recorded October 12, 2004 as Instrument No. 2004000911605, Official Records of said County, lying within Parcel 3 of City of Costa Mesa Lot Line Adjustment 02-01, recorded July 11, 2002 as Instrument No. 20020581758, Official Records of said County, lying northerly of the following described line:

Beginning at the southeasterly corner of Parcel 1 of said City of Costa Mesa Lot Line Adjustment 02-01, said corner being on the northerly line of Parcel 101837-3 as described on the document recorded October 27, 2000 as Instrument No. 20000582393, Official Records of said County, said corner also being the beginning of a curve concave northeasterly having a radius of 156.500 meters (513.45 feet), a radial line to said corner bears South 50°17'44" West; thence along the westerly line of said Parcel 3 the following four courses:

1. northerly along said curve 108.466 meters (355.85 feet) through a central angle of 39°42'37";
2. North 00°00'21" East 60.550 meters (198.65 feet);
3. South 89°31'48" West 2.387 meters (7.83 feet) to the beginning of a non-tangent curve concave easterly having a radius of 353.893 meters (1161.06 feet), a radial line to said beginning bears South 89°31'48 West;
4. northerly along said curve 19.966 meters (65.51 feet) through a central angle of 3°13'57" to the **True Point of Beginning**;

thence leaving said westerly line South 81°12'54" East 11.268 meters (36.97 feet);
thence South 87°26'07" East 2.134 meters (7.00 feet) to the easterly line of the land described in said Instrument No. 2004000911605.

Containing 1222.4 square meters (13,158 square feet), more or less.

PSOMAS

All as shown on Exhibit "B" attached hereto and made a part thereof.

Distances as described above are grid distances. Ground distances may be obtained by multiplying grid distances by the mean combination factor of the points being described. The mean combination factor for this conversion is 1.0000224.

This legal description is not intended to be used in the conveyance of land in violation of the subdivision map act of the State of California.

This legal description was prepared by me or under my direction.

Jeremy L Evans

Jeremy L. Evans, PLS 5282

3-1-07

Date



EXHIBIT 'B'

PCL 2
LLA 02-01
INST. NO.
20020581758 O.R.

TPOB

N87°14'15"W (R)

$\Delta=03^{\circ}13'57''$
R=353.893M (1161.06')
L=19.966M (65.51')

S89°31'48"W (R)
S89°31'48"W
2.387m (7.83')

N00°00'21"E

60.550m (198.65')

$\Delta=39^{\circ}42'37''$

R=156.500m (513.45')

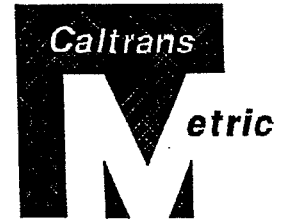
L=108.466m (355.85')

POB

S50°17'44"W (R)

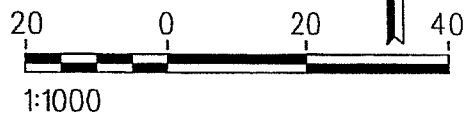
101837-3

INST. NO. 20000582393 O.R.



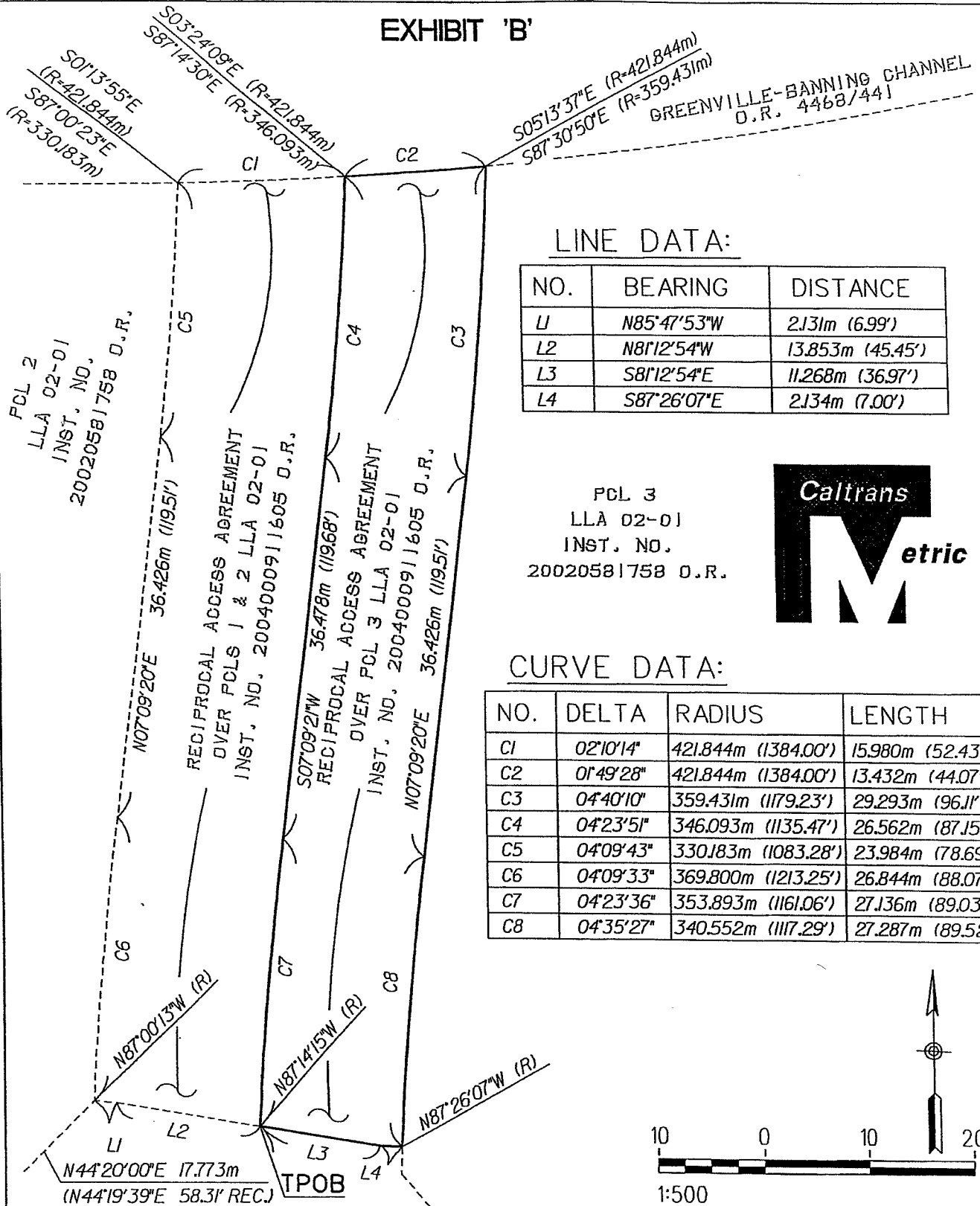
PCL 3
LLA 02-01
INST. NO.
20020581758 O.R.

PCL 1
LLA 02-01
INST. NO.
20020581758 O.R.



					SHEET 1 OF 2
DESCRIPTION: THAT PORTION OF LAND DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 12, 2004 AS INSTRUMENT NO. 2004000911605 O.R. IN CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.					CONTRACT NO. 2SEQ010100 T2
PREPARED BY: PSOMAS					SCALE 1:1000
3187 Red Hill Avenue, #250 Costa Mesa, California 92626 714/751-7373 714/545-8883 (Fax)					DATE 2/28/2007
TRC SOLUTIONS SUSAN STREET					DRAWN BY KVO
					CHECKED BY JLE
					REV. DATE REV. NO. 0

EXHIBIT 'B'



AREA	1222.4 SQ. M	13158.00 SQ. FT.	SHEET 2 OF 2
DESCRIPTION: THAT PORTION OF LAND DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 12, 2004 AS INSTRUMENT NO. 2004000911605 O.R. IN CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.			CONTRACT NO. 2SEQ010100 T2 SCALE 1:500 DATE 2/28/2007 DRAWN BY KVO CHECKED BY JLE REV. DATE REV. NO. 0
PREPARED BY: PSOMAS		3187 Red Hill Avenue, *250 Costa Mesa, California 92626 714/751-7373 714/545-8883 (Fax)	
		TRC SOLUTIONS SUSAN STREET	